

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee. (Government Code 6103)

RECEIVED FOR RECORD
MAY - 4 1984
Book 1984, Page 91617

MAY - 4 1984
Recorded in Official Records
of Riverside County, California
Recorder

94617

FOR RECORDER'S OFFICE USE ONLY

Project: Van Buren Boulevard Widening
Parcel 13

TEMPORARY CONSTRUCTION
EASEMENT

10852

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

THE VAN BUREN LAND CO., a limited partnership,

as Grantor, grants to the CITY OF RIVERSIDE, a Municipal Corporation of the State of California, as Grantee, its successors and assigns, a temporary easement and right of way for the construction and installation of a driveway approach

together with all necessary appurtenances, in, under, upon, over and along that certain real property situated in the City of Riverside, County of Riverside, State of California, described as follows:

Those portions of the NE 1/4 of the NE 1/4 of the SE 1/4 of Section 1, T. 3 S., R. 6 W., S.B.M., more particularly described as follows:

Parcel 1

COMMENCING at a point in the line which is parallel with and distant 40.00 feet west, as measured at right angle, from the east line of said Section 1, distant thereon South 0° 20' 40" West, 83.00 feet from the southeasterly corner of Lot "PP" of Alcazar, as shown by map on file in Book 16, Page 32 of Maps, records of said Riverside County;

THENCE North 89° 39' 20" West, 7.00 feet to the true point of beginning;

THENCE continuing North 89° 39' 20" West, 7.00 feet;

THENCE South 0° 20' 40" West, 22.00 feet;

THENCE South 89° 39' 20" East, 7.00 feet;

THENCE North 0° 20' 40" East, 22.00 feet to said true point of beginning.

Area - 154 square feet.

Parcel 2

COMMENCING at a point in the line which is parallel with and distant 40.00 feet west, as measured at right angle, from the

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east line of said Section 1, distant thereon South 0° 20' 40" West, 161 feet from the southeasterly corner of Lot "PP" of Alcazar, as shown by map on file in Book 16, Page 32 of Maps, records of said Riverside County;

THENCE North 89° 39' 20" West, 7.00 feet to the true point of beginning;

THENCE continuing North 89° 39' 20" West, 7.00 feet;

THENCE South 0° 20' 40" West, 27.00 feet;

THENCE South 89° 39' 30" East, 7.00 feet;

THENCE North 0° 20' 40" East, 27.00 feet to said true point of beginning.

Area - 189 square feet.

DESCRIPTION APPROVAL
George P. Hutchings, Jr.
Surveyor

Said temporary construction easement is to be used for all purposes proper and convenient in the construction and installation of _____ a driveway approach _____, including the rights of ingress and egress, the temporary deposit of tools, equipment, machinery, vehicles, materials and supplies used in the performance of said work, and for similar and related purposes by the City of Riverside, its officers, employees, agents or contractors.

Upon completion of construction, the City of Riverside shall remove all debris, waste or excess material, brush or other matter of material deposited or placed upon the land, and with the exception of vegetation, return the surface as near as possible to its condition before construction.

This construction easement shall terminate upon completion of the work of constructing the _____ driveway approach _____ or within one year of the date of recording this document, whichever occurs first.

Dated 4-23-84

THE VAN BUREN LAND CO.,
a limited partnership,

APPROVED AS TO FORM
[Signature]
ASST. CITY ATTORNEY

By [Signature]

By _____

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 14383 of said City Council adopted on January 25, 1983, and the grantee consents to the recordation thereof by its duly authorized officer.

Dated 5/4/84

[Signature]
Property Services Manager
Title _____

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PHILBIN AVENUE

N89°26'04"W. 660.26'

40'

618.27'
611.29'

R = 31'
Δ = 20°33'40"
L = 11.13'

697'

ALCAZAR TRACT
M.B. 16/31-34 RIV. CO.
LOT 22

REM. 2.61 AC.

14

905.31 SQ. FT.

169.57'

180.37'

BOULEVARD

219.70'

800°21'02"W 230.22'
190.22'

190.73'

N89°39'10"E

613.33'
618.33'

TEMP. CONST.
EASE.

25'

N00°20'40"E

BUREN

POR. OF
SECTION 1
T.3S., R.6W., S.B.M.

REM. 2.69 AC.

13

1,337.00 SQ. FT.

191.00'

191.00'

VAN

40'

N89°40'40"E

613.34'

• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 8 OF 18

SCALE: 1" = 40'

DRAWN BY SK DATE 6/11/80

SUBJECT VAN BUREN BOULEVARD WIDENING